

Otay Ranch Phase 2 Resource Management Plan Update Proposed Revisions to the June 22, 2018 Draft Document

August 1, 2018

The following changes are proposed to clarify or improve the Otay Ranch Phase 2 Resource Management Plan Update. These changes indicate edits to the Public Draft of the document, dated June 22, 2018. Underlined text represents additional text and ~~strikeout text~~ indicates removed text.

Otay Ranch Phase 2 Resource Management Plan Update – Main Document

1. Section 2.1 Otay Ranch Planning Components, Page 17
 - a. Paragraph #1 Development Area
 - i. Edits: Development Area refers to the developable area within the 14 ~~urban~~ villages and 7 planning areas described in the GDP/SRP.
 - ii. Edits: An industrial planning area is also included adjacent to the Otay Landfill within the City of Chula Vista, in Otay Mesa adjacent to industrial areas within the City of San Diego, with a small portion of the industrial area extending into the County.
 - b. Paragraph #2 Restricted Development Area
 - i. Edits: However, per the ~~County's MSCP Subarea Plan~~ Phase 1 RMP, the overall open space acreage cannot be reduced from ~~396~~ 770 acres at the SP or SPA planning level during refinement.
2. Section 3.2.1.1 Mitigation Banking, Page 23
 - a. Paragraph #2
 - i. Edits: Opportunities and plans for mitigation banks may be developed on Preserve lands held in public and private ownership in conjunction with preparation of wetland enhancement and restoration plans for the Otay River Valley and/or the vernal pool preservation plan.
3. Section 3.2.2 Emergency, Safety, and Policy Services, Page 24
 - a. Section Header
 - i. Edits: Emergency, Safety, and ~~Police Services~~ Law Enforcement
4. Section 3.2.3 Motorized Vehicle Use, Page 24
 - a. List under first paragraph
 - i. Edits: 4. Construction equipment related to authorized habitat restoration activities
5. Section 3.2.4.1 Otay Valley Regional Park, Page 25
 - a. Paragraph #2
 - i. Edits: A total of 2,458 acres of Preserve have been designated as the Otay Valley Regional Park (OVRP) by the OVRP Concept Plan (County of San Diego, City of Chula Vista, and City of San Diego 1997, updated in 2018).
 - ii. Edits: (2) emergency, safety, and ~~police-law enforcement~~ services, and

6. Section 3.2.5 Infrastructure, Page 26
 - a. New text after Paragraph #1
 - i. Edits: It should be noted that San Diego Gas and Electric (SDG&E) operates under a Low-Effect Habitat Conservation Plan and Subregional Natural Communities Conservation Plan (Subregional Plan) that is independent of the County and City's MSCP Subarea Plans. The Subregional Plan addresses SDG&E activities and potential impacts to Covered Species or habitat throughout SDG&E's area of operations.
7. Section 5.0 Biota Monitoring Program
 - a. Paragraph #3
 - i. Edits: The City is tracking the status of requirements that must be implemented at the SPA-level, and will provide an update on the progress made toward meeting required conservation objectives and policies in a future annual report. The County will also track the status of requirements implemented at the SP-level after approval of SPs in the County's jurisdiction.
8. Section 6.2 Preservation Standards, Page 43
 - a. Paragraph #1
 - i. Edits: A summary of these mitigation requirements is presented in Table 3 below. For a more detailed mitigation framework, refer to the Final CEQA Findings and Statement of Overriding Considerations (Otay Ranch Joint Planning Project 1993). It should be noted that the information in Table 3 does not summarize all of the requirements listed within the Final CEQA Findings and Statement of Overriding Considerations. Rather, the information provided within this table indicates clarifications to rectify discrepancies between the GDP/SRP and the Final CEQA Findings and Statement of Overriding Considerations.
 - b. Paragraph #3
 - i. Edits: This Phase 2 RMP incorporates all mitigation measures established in the Mitigation Monitoring Program, the habitat and species preservation standards entitled 'Summary of Biological Mitigation Measures' contained in Exhibit B to the Mitigation Monitoring Program, the mitigation measures for biological impacts set forth in the environmental document adopted in support of the GDP/~~SDP~~SRP, and the minimum preservation standards in the MSCP Plan and County Subarea Plan.
9. Section 6.4.1.1 County of San Diego, Page 49
 - a. Paragraph #1
 - i. Edits: Development adjacent to the Preserve within the County's jurisdiction is required to adhere to the following adjacency guidelines from the County's MSCP Subarea Plan. In addition, development in Otay Ranch is required to follow fuel modification guidelines included within Section 3.4.3 of the County's MSCP Subarea Plan.

10. Section 6.4.1.2 City of Chula Vista, Page 51

- a. List under first paragraph
 - i. Edits: Fuel Modification: Fuel modification zones may be incorporated into the Preserve Edge.

Attachment 2: Status of Phase 1 RMP Policies and Standards

- 1. Policy 1.2, Page 2-1
 - a. Footnote to Otay Ranch Raptor Management Study
 - i. Footnote: As described in the Biota Monitoring Program, a Long-term Raptor Management Program will be implemented after the first final map is approved and a funding source is established for development in the unincorporated County. The Long-term Raptor Management Program will be consistent with the Otay Ranch Raptor Management Study.
 - b. Footnote to 1995 Contribution to Ongoing California Gnatcatcher and Cactus Wren Studies
 - i. Footnote: As described in the Biota Monitoring Program, the Preserve Steward Biologist conducts ongoing monitoring of California gnatcatcher and cactus wren, and reports this information within annual reports for the POM.
- 2. Policy 3.4, Page 2-12
 - a. Status
 - a. Edits: No longer applicable and addressed at SPA-level...The restoration requirement for maritime succulent scrub is in place and implemented at the SPA-level.
- 3. Policy 3.6, Page 2-13
 - a. Status
 - i. Edits: Completed – A ~~riparian-native~~ grassland restoration program was included as an appendix to the Phase 1 RMP entitled Conceptual native Grassland Revegetation Plan.
- 4. Policy 3.7, Page 2-13
 - a. Status
 - ii. Edits: Completed – A ~~riparian~~ vernal pool restoration program was included as an appendix to the 1996 Phase 2 RMP entitled Vernal Pool Management Plan for Otay Ranch.

Attachment 3: Conveyance Forecast & Preserve Assembly

- 1. Table 3-1 Otay Ranch Entitlement Status and Conveyance Forecast, Page 3-2
 - a. Footnote to Planning Area 18
 - a. Edits: A total of 256 acres were anticipated to be conveyed to the Preserve from development of Planning Area 18 within the City of San Diego. As the City of San Diego is not a signatory of the GDP/SRP, this area is not subject to the conveyance requirements of the Phase 2 RMP.

2. Section 2.0 Preserve Assembly – 1993 – 2017, Page 3-6
 - a. Paragraph #5
 - i. Edits: ~~The conveyances are not anticipated for a variety of reasons, the most significant being that 1,794 acres of land has been purchased within Development Areas and Restricted Development Areas either by public agencies or by private parties for conservation. Due to these third party acquisitions, not all of the remaining Villages and Planning Areas are anticipated to develop or convey land to the Otay Ranch Preserve. The additional third party acquisitions within Development Areas and Restricted Development Areas have increased conservation in Otay Ranch outside of the designated Preserve areas to a total of 13,272 acres, as shown in Table 3-2.~~
3. Section 2.1 Vernal Pool Preservation Area, Page 3-12
 - a. Paragraph #1
 - i. Edits: The finalized Vernal Pool Preservation Area encompasses all vernal pools identified for conservation by the Phase 1 RMP and exceeds the 330-acre requirement. As lands with vernal pools are conveyed to the Preserve, site-specific vernal pool restoration plans will be completed.

Attachment 4: Biota Monitoring Program

1. Section 3.2.2 Focused Surveys for Sensitive Wildlife, a. Sensitive Birds, Page 4-10
 - a. Sensitive Raptors
 - i. Edits: More detailed monitoring methods for these species will be included in a Long-term Raptor Management Program to be prepared in coordination with regional monitoring efforts. The Long Term Raptor Management Program will be implemented after the first final map is approved and a funding source is established for development in the unincorporated County.